



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: June 7, 2011
Placement: Departmental
Estimated Time: 20 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn Russell, PhD., Director (568-2085)
Director Planning and Development
Contact Info: Doug Anthony, Deputy Director (568-2046)
Development Review – North County
SUBJECT: LaBarge Vineyards, LLC Development Plan and Consistency Rezone

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors consider the Planning Commission's recommendation of approval for the LaBarge Vineyards, LLC Development Plan and Consistency Rezone (Case Nos. 10DVP-00000-00008, 10RZN-00000-00002); Assessor Parcel No. 099-420-007 located approximately 1.5 miles northeast of the City of Lompoc, and 1 mile east of SR 246, commonly known as 2380 Sweeney Road, Fourth Supervisorial District, and take the following actions:

1. Make the required findings for the project specified in Attachment A of Attachment 2 (Planning Commission Action Letter dated April 13, 2011) of this Board Letter, including CEQA findings.
2. Adopt the Negative Declaration, 11NGD-00000-00002, included as Attachment C of Attachment 3 (Planning Commission Staff Report dated March 25, 2011) of this Board Letter, and adopt the mitigation monitoring program contained in the conditions of approval specified in Attachment B of Attachment 3 (Planning Commission Action Letter dated April 13, 2011) of this Board Letter.
3. Adopt an Ordinance, 10RZN-00000-00002, included as Attachment 1 of this Board Letter, amending the Inland Zoning Map by rezoning APN 099-420-007 from 40-AG to AG-II-40 to bring the parcel into consistency with the current Santa Barbara County Land Use and Development Code.

4. Approve the projects, 10DVP-00000-00008 and 10RZN-00000-00002, subject to the conditions of approval specified in Attachment B of Attachment 2 (Planning Commission Action Letter dated April 13, 2011) of this Board Letter.

Summary Text:

A. Project Description

The proposed project is a request of Michael Manzo of B3 Architects, agent for LaBarge Vineyards, LLC, owner, to consider Case Nos. 10RZN-00000-00002, and 10DVP-00000-00008 for the approval of: 1) a Consistency Rezone to rezone the property from its current zoning of General Agriculture, 40-acre minimum lot area (40-AG) under Zoning Ordinance No. 661 to Agriculture II, 40-acre minimum lot area (AG-II-40) under the LUDC, and 2) a Development Plan for a new 14,358 sq. ft. winery and new single family dwelling of approximately 2,500 sq. ft. with an approximately 1,700 sq. ft. detached garage consistent with the Comprehensive Plan and the Santa Barbara County Land Use and Development Code (LUDC).

Consistency Rezone (10RZN-00000-00002)

The subject 10.42 gross acre parcel is non-conforming as to size and is currently zoned General Agriculture, 40 acres minimum lot area (40-AG), pursuant to Ordinance 661. In order to develop the proposed winery project, the zoning map is proposed to be amended to Agriculture II, 40 acres minimum gross lot area (AG-II-40), consistent with the current Land Use and Development Code. The subject parcel would remain non-conforming as to size.

Development Plan (10DVP-00000-00008)

Proposed development includes the construction of a new Tier II winery of approximately 14,358 sq. ft., and a new single family dwelling of approximately 2,500 sq. ft. with an approximately 1,700 sq. ft. detached garage.

Winery Facility. The proposed project consists of the construction of a new 2-story winery building of approximately 14,358 sq. ft., including 1,993 sq. ft. of offices, 279 sq. ft. of lab space, 1,233 sq. ft. fermentation area, 2,428 sq. ft. of barrel aging storage space, 408 sq. ft. of bottling space, and 1,012 sq. ft. of bottling storage, loading and unloading areas, restrooms, and a crush pad.

Wine Production. In accordance with LUDC Section 35.42.280.C.3, wine production would be limited to a maximum of 5,000 cases annually. The wine produced onsite would come from grapes grown on the property (approximately 5.22 acres), and other sites in Santa Barbara and San Luis Obispo Counties in accordance with County ordinance requirements. Winery processes would include grape crushing, de-stemming, fermenting, wine settling, wine finishing, bottling, cleaning, and storing. Fermentation would occur in food grade plastic vats, or oak barrels. Winery production would normally occur daily and between the hours of 8:00 a.m. and 5:00 p.m. However, during peak crush (September through November) extended hours may be necessary. During regular operation, a maximum of 4 employees would be involved in the wine production operations with general winery staff increasing to

approximately 10 during crush season. Seventeen parking spaces are proposed onsite, and would be maintained for employee and winery use.

Wine Tasting & Special Events. No public wine tasting or winery special events are proposed as a part of this project. Private gatherings (i.e., involving less than 80 attendees) can be conducted without a permit.

Water and Sanitary Services. Water for winery facilities would be provided via an existing water well. Filtered water for fire suppression would be available via a proposed stored water fire protection tank. Production wastewater from the winery would be directed to a proposed California Regional Water Quality Control Board (RWQCB) approved waste discharge system. Two additional septic systems are proposed to provide disposal for domestic uses onsite. Solid waste from wine production (grape skin and stem pumice) would be distributed in the existing vineyard in accordance with an Environmental Health Services approved Solid Waste Management Plan. All exterior lighting would be hooded and directed downward and away from adjacent properties and roadways.

Single Family Dwelling. The proposed project includes the construction of a new single family dwelling of approximately 2,500 sq. ft. (18 ft. high) with an approximately 1,700 sq. ft. detached garage (18 ft. high). Water for the single family dwelling would be provided by an existing water well. Sanitary services would be provided by a proposed septic system utilizing leach lines in conformance with Environmental Services Requirements.

Grading & Access. Grading for the proposed winery and single family residence would require approximately 8,000 cu. yd. cut, and approximately 5,000 cu. yd. fill. Access would be provided by an all weather driveway of approximately 20 feet in width with an approximately total length of 650 feet. No tree or vegetation removal is proposed as a part of this project.

B. Planning Commission Action

At the Planning Commission hearing of April 13, 2011, the Commission voted unanimously to recommend that your Board approve the Development Plan and Consistency Rezone. No public speakers commented on the project at the Planning Commission hearing.

C. Issue Summary

The proposed project would allow for the development of a new Tier II winery located on 10.42 gross acre parcel zoned 40-AG under Ordinance 661. Wineries are not a permitted use on property zoned 40-AG, however they are a permitted use on property zoned AG-II-40. Therefore, in order to develop a winery on the subject parcel, a consistency rezone to AG-II-40 under the current Land Use and Development Code is necessary.

While the Zoning Administrator is the designated decision maker for Tier II wineries, the required consistency rezone elevates both applications to the Planning Commission, for a recommendation to the Board of Supervisors, who render the final decision. The proposed project conforms with County policies to promote agricultural uses, and support agricultural expansion and intensification where deemed appropriate. Structural designs, project location, and appropriate conditions have been incorporated into the project in order to avoid any detrimental effects to the neighborhood, and incompatibility with surrounding areas.

Fiscal and Facilities Impacts:

The costs to process the project up to approval by the Planning Commission were borne by the applicants through the payment of processing fees. Per Board of Supervisors' policy, there are no fees charged for a consistency rezone. The cost associated with the consistency rezone includes preparation of this report and attendance at the Board hearing. Staff time to process the rezone is approximately 10 hours for an estimated cost of \$2,000.00. This cost is budgeted in Development Review, North Division, on Page D-334 of the adopted 2010-2011 fiscal year budget.

Special Instructions: The Clerk of the Board shall forward a copy of the minute Order to the Planning and Development Department, Hearing Support Section, Attention: David Villalobos. The Planning and Development Department will prepare the final action letter and notify all interested parties of the Board of Supervisors' final action.

Attachments

1. Rezone Ordinance
2. Planning Commission Action Letter dated April 13, 2011
3. Planning Commission Staff Report dated March 25, 2011

Authored by:

Dana Carmichael, Planner, 934-6266
Development Review Division – North, Planning and Development Department